04-1070-THDA

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE C-205
ONE VANTAGE WAY
NASHVILLE, TN 37203
MAP/PARCEL 72-14 246
1505 CAHAL AVENUE
NASHVILLE, TN 37206

NO MORTGAGE
New Owner - Send Tax Bills:
TENNESSEE HOUSING DEVELOPMENT AGENCY
404 JAMES ROBERTSON PARKWAY #1114
NASHVILLE TN, 37243-0900

Davidson County DEEDTRS
Recvd: 12/17/04 14:53 2pgs
Fees:12.00 Taxes:0.00
20041217-0150426

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on March 22, 1989, DELTA TITLE COMPANY, was named Trustee in a Deed of Trust of even date executed by WILLIAM L. SMITH AND WIFE, NAKITHA SMITH conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $39,400.00, principal and interest at 9.10000% per annum on the unpaid balance, said Deed of Trust being recorded in Book 7799, Page 561 in the Register's Office for DAVIDSON County, Tennessee; and

WHEREAS, I. DYKE TATUM, was appointed Substitute Trustee under said Deed of Trust by instrument of record in INSTRUMENT 20041207-0145875 in the Register's Office for DAVIDSON County, Tennessee; I, I. DYKE TATUM, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust, advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3)successive publications, namely: November 25, 2004 / December 2, 2004 / December 9, 2004, in THE NASHVILLE RECORD, a newspaper published in DAVIDSON County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on December 17, 2004, at 11:00 AM, at OUTSIDE THE DOOR OF THE REGISTER OF DEEDS OFFICE LOCATED AT 501 BROADWAY, SUITE 501, AT THE NORTHWEST ENTRANCE TO GAYLORD ENTERTAINMENT CENTER, NASHVILLE, TENNESSEE , I, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which time TENNESSEE HOUSING DEVELOPMENT AGENCY, 404 JAMES ROBERTSON PARKWAY #1114, NASHVILLE, TN 37243-0900 submitted the highest and best bid in the amount of $38,074.96

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to TENNESSEE HOUSING DEVELOPMENT AGENCY its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

LAND SITUATED IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE:

BEING THE WESTERLY PART OF LOT "C" OF THE J.W. NAPIER TRACT, BEING A SUBDIVISION OF PART OF OLD CAHAH PROPERTY, NOT OF RECORD AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH MARGIN OF CAHAL AVENUE, 156 FEET EAST OF THE SOUTHEASTERLY CORNER OF THE SAID J.W. NAPIER ORIGINAL HOME TRACT; THENCE WITH THE NORTHERLY MARGIN OF SAID AVENUE, SOUTH 86 1/2 DEGREES EAST 50 FEET TO A POINT; THENCE NORTH 1/12/ DEGREES EAST 273 1/2 FEET TO A POINT IN THE NORTHERLY MARGIN OF SAID CAHAL LANDS; THENCE WITH THE LINE OF SAME, NORTH 86 1/2 DEGREES WEST 50 FEET TO A POINT AT THE NORTHEASTERLY CORNER OF THE J.S. KIRKPATRICK LOT; THENCE WITH THE EAST LINE SOUTH 1 1/2 DEGREES WEST 273 1/2 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM L. SMITH AND WIFE, NAKITHA SMITH BY DEED FROM CLARISSA SLOSS OF RECORD IN BOOK 7799, PAGE 558, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to TENNESSEE HOUSING DEVELOPMENT AGENCY all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal at NASHVILLE, Tennessee, on December 17, 2004.

I. DYKE TATUM
Substitute Trustee

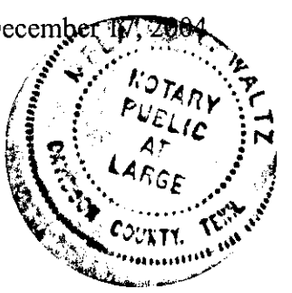
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , I. DYKE TATUM, Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at NASHVILLE, Tennessee, on December 17, 2004.

Notary Public



My Commission Expires:11/25/06.

STATE OF TENNESSEE

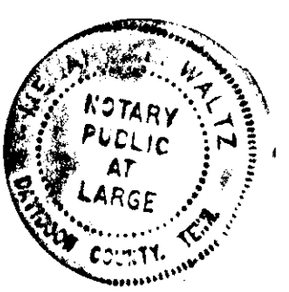
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $38,074.96

Affiant

Subscribed and sworn to before me, this day of December 17, 2004.

Notary Public



My Commission Expires: 11/25/06

RETURN TO:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, CHARLOTTE AVENUE
NASHVILLE, TN 37203